

CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT & RECOMMENDATION

APRIL 22, 2004

FINAL RECORD PLAT: PLT2004-00417
Lutheran Church of the Cross - Parcel A

APPLICANT: Lutheran Church of the Cross
12801 Falls Road
Rockville, Maryland 20854

DATE FILED: February 20, 2004

PROPERTY DESCRIPTION:

Size: 4.5 acres (196,020 square feet)

Zone: R-90 (Single Family Detached, Restricted Residential)

Present Use: The property is currently improved with a two-story church, approximately 9,359 square feet in size, which is of masonry and wood construction. The church has on-site surface parking facilities designed to accommodate 62 vehicles. The subject property is located on the south side of Falls Road (State Route 189) approximately 130 feet east of the Falls Road and Wootton Parkway intersection. Vehicular access to the property is provided via a single entrance onto Falls Road. Located at the rear of the church, is an outdoor play area, which contains children's play equipment. Also, there is a small outbuilding located at the eastern edge of the church's rear parking lot. The property contains an array of mature trees and other vegetative materials, ranging in species and size. The site's topography ranges from flat to gentle sloping. There is however, pronounced surface sloping located along the site's street frontage.

PREVIOUS RELATED ACTION:

Use Permit U-448-89, Lutheran Church of the Cross – a proposal to expand site parking via construction of two new-handicapped parking spaces. Approved by the Chief Planner on October 20, 1989.

Special Exception Application SPX2003-00327, Children of the Cross Preschool c/o Brenda L. Bertrand - a request to reestablish a private educational institutional use (i.e., private preschool) on the subject property which is located in the R-90 Zone (single family detached, restricted residential) Zone. Approved by the Board of Appeals on April 5, 2003.

Use Permit USE2003-00665, Lutheran Church of the Cross – a proposal to a) construct a new 4,297 sq.ft. building addition, b) extend the site driveway to the northeast area of the site, supplemented by a vehicular turnaround, c) completely resurface and re-stripe the existing site parking lot, d) install six new parking spaces, and e) implement other miscellaneous site and building improvements. Approved by the Planning Commission on March 9, 2004.

BACKGROUND:

In accordance with previously approved Use Permit USE2003-00665, the applicant plans to construct a new building addition onto the southeast corner of the church, creating new classroom space (for church related religious use only), additional office space, meeting/conference room/s, and miscellaneous storage space. As noted, the existing site surface parking lot will be completely resurfaced and re-striped, while six (6) additional parking spaces will be installed at the terminus of the site driveway extension, which will access the new church building addition's front entrance, in the northeast area of the site.

STAFF COMMENTS: The "final record plat" is submitted in accordance with previously approved Use Permit USE2003-00665. The proposed final record plat (i.e., subdivision plat) as submitted, is a subdivision of part of the land conveyed by the Southeastern District of the Lutheran Church – Missouri Synod to Lutheran Church of the Cross by deed dated January 18, 1965 and recorded among the Land Records of Montgomery County, Maryland in Liber 3322 at Folio 405. As denoted on the proposed final record plat, the new lot being created by this plat of subdivision is identified as Parcel A – Lutheran Church of the Cross.

As previously noted, the subject property is approximately 4.5 acres (196,020 square feet) in size. There is street dedication by this plat of approximately 3,007 square feet. Based on the information provided, staff finds the proposed record plat to be consistent with previously approved Use Permit USE2003-00665 (See Exhibit "2").

STAFF RECOMMENDATION: Approval is recommended subject to the following conditions:

1. Bond/s must be posted with the Department of Public Works (DPW) prior to recordation of the plat.
2. All proposed and existing easements must be clearly shown on the plat.
3. Proposed right-of-way dedication should line up with adjoining properties.
4. The proposed 10 foot wide public utility easement (PUE) should be moved behind the proposed r/w dedication.
5. The final corrected record plat must be submitted in an appropriate electronic format as specified in Section 25-782(c) (d) and (e) of the Zoning Ordinance.
6. The plat must be revised to make modifications/revisions as identified on Planning Commission Exhibit "A", on file in the Planning Division Office.

/cdc

Attachment

Exhibit "1" – Proposed Final Record Plat

Exhibit "2" – USE2003-00665 – Proposed Site Development Plan